

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274  
SunCom: 665-0270 • Website: <http://sumtercountyfl.gov/plandevlop>



## **Development Review Committee Meeting** **April 3, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Keith Hunter-Environmental Health Director, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Dave Davis-Attorney, and Karen Parker- Secretary.

The meeting convened at 2:00 pm.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from March 27, 2006. Mr. Lukert seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **VOS – Buena Vista Boulevard Phase V – Major Development – Preliminary & Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting approval to construct 2.50 miles of roadway. Mrs. Rogers announced Mrs. Webb had no comments. Mr. Parrett stated that he now can see the right-of-way lines shown on the plans. Mr. Parrett said that the plans do not show the intersection of Buena Vista and C 44A. Mr. Palmer explained that the intersection improvement plans at C 44A are still under design. The roadway will not be open for public traffic until it connects to C 44A. Only construction traffic will utilize the road. At this time, only the pavement, gutter and drainage will be placed. Turn-about, landscaping, striping and the final lift of asphalt will be placed at a later time. Mr. Parrett requested a "B" Type barricade be placed at the end of the project roadway. Mr. Palmer will make sure the plans are revised and the barricade warning sign will be placed on Sheet 8 of 8. Mrs. Rogers requested a construction traffic road be placed for this project to prevent this section of Buena Vista from being over utilized. Mr. Palmer agreed to make that commitment in writing. Mr. Parrett commented about the size of the wildlife tunnel. Mr. Palmer stated that Southwest Florida Water Management District requested the size. Mr. Springstead stated that typically there are construction barricade signs at the beginning of the project to keep traffic off. Mr. Palmer will have these barricades added to the plans. Mr. Springstead stated that his previous comments were addressed and are satisfactory. Mr. Hunter, Mr. Davis, Mr. Lukert, and Mrs. Howard had no comments. Mrs. Keenum asked Mr. Palmer how far east of CR 139 is Buena Vista Boulevard. Mr. Palmer was not sure and said that he would measure the distance. Mrs. Keenum asked if CR 139 was going to be a bypass around Wildwood. Mrs. Rogers stated that the county, the developer and city are working on this process.

Mr. Springstead moved to approve the preliminary and engineering plans subject to revised plans being submitted and all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

**Parkwood Village Residential Subdivision Development – Major Development – Engineering Plan Review**

Mrs. Rogers announced this project is postponed until April 10, 2006.

**Parkwood Village Residential Subdivision Development – Major Development – CR 101 Improvement Plan Review**

Mrs. Rogers announced this project is postponed until April 10, 2006.

**Down To Earth – Major Development – Master Plan Review**

Mrs. Rogers announced this project is postponed until April 10, 2006.

**NEW BUSINESS:**

**Sunshine Self Storage & Rentals, Inc. – Master Plan Approval**

Mrs. Rogers advised the applicant prior to the meeting that this project wouldn't be in a suitable location. Mrs. Rogers requested this project be tabled until the end of the meeting.

Mr. Lukert moved to table this project until the end of the meeting. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Unit 132 – Major Development – Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting approval to develop a 201-unit subdivision. Mr. Parrett had no comments. Engineering comments consisted of clarification of drainage basin calculations and Sheet #21 is missing from the plans. Mr. Germana stated that he has the clarifications and will revise Section 2 and provide them to Mr. Springstead. Mr. Springstead stated that he will need to review Sheet #21 before he will approve this project. Mr. Germana will provide Sheet #21 along with the regulatory permits.

Mr. Springstead moved to approve the engineering plans pending Sheet #21 being added and all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

**VOS: Grovewood Villas – Major Development – Engineering Review**

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting approval to develop a 72-unit subdivision. Mr. Parrett had no comments. Mr. Springstead stated that the calculations referenced Seneca Villas. Mr. Palmer stated this had been corrected and will be re-submitted. Mr. Springstead requested a copy of all regulatory permits.

Mr. Springstead moved to approve the engineering plans subject to all comments being addressed. Mr. Hunter seconded the motion and the motion carried.

**VOS: Unit 124 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 67-lot/1-tract subdivision. All comments were received and will be addressed. Mrs. Keenum, Mr. Lukert, Mrs. Howard, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Hunter moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Springstead seconded the motion and the motion carried.

**VOS: Unit 171 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 145-lot/10-tract subdivision. All comments were received and will be addressed. Mrs. Keenum, Mr. Lukert, Mrs. Howard, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mr. Springstead moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Hunter seconded the motion and the motion carried

**Sunshine Self Storage & Rentals, Inc. – Master Plan Approval**

Mrs. Keenum moved to table Sunshine Self Storage & Rentals, Inc. until an application of withdrawal is received by the Planning and Development department. Mr. Springstead seconded the motion and the motion carried.

The next meeting is scheduled for April 10, 2006.

Mr. Springstead moved to adjourn. Mr. Lukert seconded the motion and the motion carried. Meeting adjourned at 2:25 pm.